S-0172.2   _____

SENATE BILL 5044
_____

State of Washington   **58th Legislature**   **2003 Regular Session**

By Senators Rasmussen, Roach, Winsley, Kastama and Schmidt

Read first time 01/13/2003.   Referred to Committee on Government Operations & Elections.

1   AN ACT Relating to giving notice of the termination of a tenancy;
2 amending RCW 59.18.200; and declaring an emergency.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4   **Sec. 1.** RCW 59.18.200 and 1979 ex.s. c 70 s 1 are each amended to
5 read as follows:
6   (1)(a) When premises are rented for an indefinite time, with
7 monthly or other periodic rent reserved, such tenancy shall be
8 construed to be a tenancy from month to month, or from period to period
9 on which rent is payable, and shall be terminated by written notice of
10 twenty days or more, preceding the end of any of ((said)) the months or
11 periods of tenancy, given by either party to the other.
12   (b) Any tenant who is a member of the armed forces may terminate a
13 rental agreement with less than twenty days' notice if the tenant
14 receives reassignment orders that do not allow a twenty-day notice.
15   (2) Whenever a landlord plans to change any apartment or apartments
16 to a condominium form of ownership or plans to change to a policy of
17 excluding children, the landlord shall give a written notice to a
18 tenant at least ninety days before termination of the tenancy to
19 effectuate such change in policy. Such ninety-day notice shall be in

1 lieu of the notice required by subsection (1) of this section((÷
2 ~~PROVIDED, That~~))<u>. However,</u> if after giving the ninety-day notice the
3 change in policy is delayed, the notice requirements of subsection (1)
4 of this section shall apply unless waived by the tenant.

5   <u>NEW SECTION.</u> **Sec. 2.** This act is necessary for the immediate
6 preservation of the public peace, health, or safety, or support of the
7 state government and its existing public institutions, and takes effect
8 immediately.

--- END ---